

**Note: The following case(s) is/are included in this ad.**  
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<b>Process No.</b>	<b>Applicant Name</b>
<a href="#"><u>02-205</u></a>	<a href="#"><u>SNAPPER CREEK SHOPPING CENTER LTD.</u></a>
<a href="#"><u>04-037</u></a>	<a href="#"><u>SUNSET CHAPEL, INC.</u></a>
<a href="#"><u>04-050</u></a>	<a href="#"><u>CARLOS &amp; PETRA ARNEDO</u></a>
<a href="#"><u>04-066</u></a>	<a href="#"><u>JUAN C. &amp; SUSAN D. CUETO</u></a>

APPLICANT: SNAPPER CREEK SHOPPING CENTER LTD.

- (1) UNUSUAL USE to permit a proposed wireless supported service facility.
- (2) The applicant is requesting to permit 17 street trees (26 street trees required).

Upon a demonstration that the applicable standards have been satisfied, approval of request #2 may be considered under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

A plan is on file and may be examined in the Zoning Department entitled "Cingular Wireless," as prepared by Patrick Valent, dated last revised 3/26/04 and consisting of 4 sheets and a survey as prepared by Advance Land Surveying, dated 1/22/04 and consisting of 1 sheet. Plans may be modified at public hearing.

SUBJECT PROPERTY: That portion of the SE ¼ of Section 25, Township 54 South, Range 39 East, described as follows:

Commence at the Southeast corner of said SE ¼ of Section 25; thence N3°0'41"W for 50' along the E/ly line of said SE ¼; thence S87°43'22"W 50' to a point in the W/ly line of S.W. 117 Avenue; described as a 50' right-of-way in deed, recorded in Deed Book 3590, Page 231, said point being the Point of beginning; thence N3°0'41"W 609.93' along said W/ly line; thence S87°43'29"W for 212.11' to a point in the E/ly right-of-way line of State Road 821 (Homestead Extension of Florida's Turnpike); thence S1°52'53"W 416.71' along said E/ly right-of-way line of the beginning of a circular curve concave W/ly, having a radius of 3,424.05'; thence S/ly along the arc of said curve through an angle of 3°16'7" for an arc length of 195.34' to a point on the original N/ly line of S.W. 72 Street (Sunset Drive), described as 50' right-of-way in deed recorded in Deed Book 3590, Page 231; a radial line of said curve through said point bearing S84°51'0"E; thence N87°43'22"E for 269.87' along said N/ly line to the Point of beginning. AND: That portion of the south 50' of the SE ¼ of Section 25, Township 54 South, Range 39 East, lying E/ly of the right-of-way for the Homestead Extension of Florida's Turnpike, less the east 62.5' thereof. LESS the following portions of captioned property conveyed to Miami-Dade County for right-of-way in Official Records Book 12012, Page 1307;

Commence at the Southeast corner of the SE ¼ of Section 25, Township 54 South, Range 39 East; thence run N3°0'41"W along the east line of the SE ¼ of said Section 25 for a distance of 50'; thence run S87°43'22"W for a distance of 50' to the Point of beginning of the herein described parcel; thence run N3°0'41"W along a line which is 50' west of and parallel to the east line of the SE ¼ of said Section 25, for a distance of 609.93'; thence run S87°43'29"W for a distance of 12.5'; thence run S3°0'41"E along a line which is 62.5' west of and parallel to the east line of the SE ¼ of said Section 25 for a distance of 609.93' to the Point of intersection with a line which is 50' north of and parallel to the south line of the SE ¼ of said Section 25; thence run N87°43'22"E along the line which is 50' north of and parallel to the south line of the SE ¼ of said Section 25 for a distance of 12.5' to the Point of beginning. AND: Commence at the Southeast corner of the SE ¼ of Section 25, Township 54 South, Range 39 East; thence run S87°53'26"W along the south line of the SE ¼ of said Section 25 for a distance of 238.66' to the Point of beginning of the herein described parcel; thence run N82°12'4"W for a distance of 10.09' to the Point of curvature of a circular curve to the left; thence run NW/ly along the arc of

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APPLICANT: SNAPPER CREEK SHOPPING CENTER LTD.

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said circular curve to the left, having a radius of 2,901.04' through a central angle of 1°32'1" for an arc distance of 77.65' to the Point of intersection with the arc of a circular curve concave to the Northwest said point also being the E/ly right-of-way line of the Homestead Extension of Florida's Turnpike; thence run SW/ly along the E/ly right-of-way line of the Homestead Extension of Florida's Turnpike and along the arc of said circular curve concave to the Northwest, the center of which bears N84°14'49"W; thence run SW/ly along the arc of said circular curve concave to the Northwest, having a radius of 3,424.05' through a central angle of 0°14'32" for an arc distance of 14.47' to the Point of intersection with the south line of the SE ¼ of said Section 25; thence run N87°43'26"E along the south line of the SE ¼ of Section 25 for a distance of 88.6' to the Point of beginning.

LOCATION: The Northwest corner of S.W. 72 Street (Sunset Drive) & S.W. 117 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 3.5 Acres

PRESENT ZONING: BU-1A (Business – Limited)

APPLICANT: SUNSET CHAPEL, INC.

- (1) MODIFICATION of Condition #3 of Resolution 4-ZAB-563-69, passed and adopted by the Zoning Appeals Board, reading as follows:

FROM: "3. That in the approval of the plan, the same be basically in accordance with that submitted for the hearing entitled 'Sunset Chapel Master Site Plan,' as prepared by Polevitzky, Johnson Associates, Architects, dated and stamped received by the Building and Zoning Department August 28, 1969."

TO: "3. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Site Plan-Temporary Classrooms, Sunset Chapel-Assembly of God,' as prepared by Ludovici & Orange, Consulting Engineers, dated 8/22/03 and last revised 4/5/04 and consisting of 3 sheets."

- (2) MODIFICATION of Condition #8 of Resolution 3-ZAB-19-66, passed and adopted by the Zoning Appeals Board, reading as follows:

FROM: "8. Hours of operation for the kindergarten use shall be from 8:30 a.m. to 12:00 noon."

TO: "8. Hours of operation for the kindergarten use shall be from 7:00 a.m. to 6:00 p.m."

The purpose of the requests is to allow the applicant to submit revised plans for the previously approved religious facility and school to allow modular buildings for school classrooms, revised hours of operation and a reconfiguration of the buildings on the site.

- (3) Applicant is requesting to permit modular classroom buildings and incidental school uses setback less than the required 250' from property lines.

Upon a demonstration that the applicable standards have been satisfied, approval of requests #1 & #2 may be considered under §33-311(A)(7) or §33-311(A)(17) (Modification or Elimination of Conditions or Covenants After Public Hearing) and request #3 may be considered under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

The aforementioned plans are on file and may be examined in the Zoning Department. Plans may be modified at public hearing.

SUBJECT PROPERTY: Tract 117 of DADE COUNTY DEVELOPMENT COMPANY SUBDIVISION, Plat book 3, Page 169 in Section 28, Township 54 South, Range 40 East.

LOCATION: 9393 S.W. 72 Street (Sunset Drive), Miami-Dade County, Florida.

SIZE OF PROPERTY: 4.4± Acres

PRESENT ZONING: AU (Agricultural – Residential)

HEARING NO. 04-6-CZ12-3 (04-50)

27-54-40  
Council Area 12  
Comm. Dist. 7

APPLICANTS: CARLOS & PETRA ARNEDO

- (1) SPECIAL EXCEPTION to permit the resubdivision and refacing of two platted lots.
- (2) The applicant is requesting to permit one of the proposed lots with an area of 35,132.5 gross sq. ft. (43,560 gross sq. ft. required).

Upon a demonstration that the applicable standards have been satisfied, approval of request #2 may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(b) (Non-use Variance) or (c) (Alternative Non-use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Proposed Refacing and Resubdividing for Lots 20 & 21," as prepared by an unknown preparer, dated receiving 2/18/04 and consisting of one sheet.

SUBJECT PROPERTY: Lots 20 & 21, Block 11, SUNKIST ESTATES, Plat book 40, Page 95.

LOCATION: 7981 S.W. 64 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 1.45 Acres

PRESENT ZONING: EU-1 (Estates 1 Family 1 Acre Gross)

HEARING NO. 04-6-CZ12-4 (04-66)

32-54-40  
Council Area 12  
Comm. Dist. 7

APPLICANTS: JUAN C. & SUSAN D. CUETO

- (1) Applicant is requesting to permit an addition to a single family residence setback 15.17' (25' required) from the rear (south) property line.

Upon a demonstration that the applicable standards have been satisfied, approval of the request may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Mr. & Mrs. Cueto," as prepared by Orlando M. Fortun, Consulting Engineers, consisting of 3 sheets and dated 3/2/04. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 4, Block 23, HEFLER HOMES, SUNSET PARK, SECTION 2, Plat book 70, Page 96.

LOCATION: 10000 S.W. 82 Terrace, Miami-Dade County, Florida.

SIZE OF PROPERTY: 0.172 Acre

PRESENT ZONING: RU-1 (Single Family Residential)